

PUBLIC HEARING--February 17, 1965

Appeal #8066 Freeman Childers, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on February 17, 1965:

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit erection of one-story rear addition to dwelling at 4347 16th St. N.E., lot 21, square 4168, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 45 feet on 16th Street and a depth of 100 feet to a 16 foot wide public alley in the rear. The lot contains an area of 4500 square feet of land and is improved with a detached dwelling.

(2) The existing building has a five foot side yard on the north side and thirteen feet on the south side. Appellant's addition will provide a six foot side yard on the north side and fourteen feet on the south side. The addition will not create any lot over-occupancy and ample rear yard is provided.

(3) The one story rear addition will be utilized as a kitchen.

(4) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the provisions of Section 8207.11 of the Zoning Regulations, and that a denial of this appeal will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner. We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.

We are further of the opinion that the addition is so located as not to affect adversely conditions of light and air to adjoining properties.